

Advance Plans Committee

Summary of Meeting
7:35 am, July 20, 2006

Attendance

Committee Members: Elizabeth Bishop, Morris Dunlap, Bud Hentzen, John McKay, Harold Warner

MAPD staff: Christy Askew, Stephen Banks, Dave Barber, Scott Knebel, Scott Wadle

Others: Mitch Mitchell

Discussion Summary

1. The Advance Plans Committee approved the minutes of the July 6, 2006 Committee meeting.
2. Scott Knebel initiated a Committee discussion of the K-96 Corridor Economic Development Plan and its consistency, or lack thereof, with the Wichita-Sedgwick County Comprehensive Plan. The following issues were raised in Committee discussion:
 - Differences between nodal and strip development approaches were reviewed. It was determined that the current Comprehensive Plan promotes a nodal approach consistent with the Study recommendations, through the designation of the 2030 Urban Growth Areas for all cities in Sedgwick County.
 - Whether or not the K-96 Plan is adopted, no commercial or industrial development would be allowed along the corridor under the existing RR zoning designation. A property rezoning would be required. Most of the Committee felt that the Comprehensive Plan designations and the existing RR zoning of the K-96 corridor sufficiently reflect the intent of the study recommendations. They also felt that strict agricultural preservation zoning would not be appropriate, or be supported by the affected property owners, the MAPC or the governing bodies.
 - The area north of K-96 to the Arkansas River falls largely within the river floodplain, which creates practical limitations for any commercial, industrial or residential redevelopment.
 - Access and signage control currently exists along the K-96 corridor. Strip development could only access the highway via frontage roads that tie into mile intersection points.
 - The appropriateness of TDR (transfer of development rights) and agricultural easements as tools to promote the preservation of agricultural land was briefly discussed.
 - The Committee discussed the option of recommending approval of all or just portions of the Study.
3. The Committee directed staff to prepare a summary of the 'degree of consistency' of existing Comprehensive Plan policies and current zoning regulations with the

implementation recommendations contained on Page 79 of the Study, and report back to the Committee.

4. The next Committee meeting will be held on August 17th at 7:35 a.m. Meeting was adjourned at 8:45 a.m.